DESIGN AND ACCESS STATEMENT

The Crows Nest, Waterlooville
February 2011

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SECTION 1.0: INTRODUCTION

This statement relates to the proposed construction of 3 new homes to replace the Crows Nest Public House at 64-66 Hazleton Way in the Hampshire village of Cowplain, near Waterlooville. The site is under the jurisdiction of Havant Bourough Council planning authority and this document makes up part of the planning application to that body. This document has been produced with reference to the guidance supplied by CABE's 2006 document 'How to Write Design and Access Statements' and is divided into sections as advised therein.

The proposals have been developed by the agent, Archial Architects, on behalf of, and in conjunction with, the land owners, Acres Developments Ltd. The site is currently in use as a public house and associated surface parking. This document is to be read with the accompanying architectural plans, sections and elevations as well as the recently approved application for 3 bungalows on the adjacent land (APP/10/00158) on 19th August 2010.



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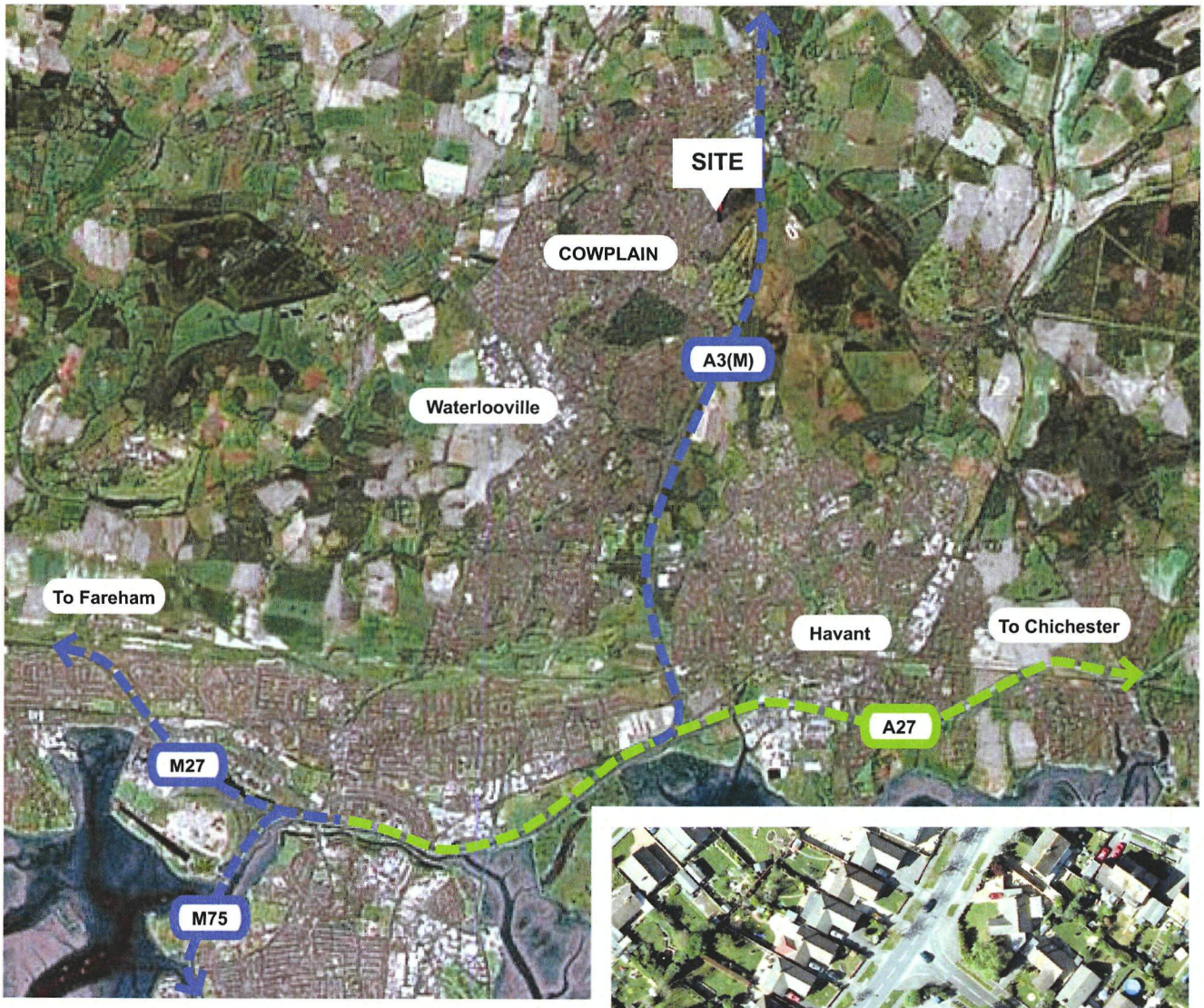
SECTION 2.0: ASSESSMENT

2.1: LOCATION

The site lies to the north east of the Cowplain Village centre, just a few hundred yards to the west of the A3M and approximately approximately two miles north of Waterlooville, the nearest town centre. The site sits within a large area of Twentieth Century suburban development which has grown along the A3 London to Portsmouth road and has become part of the larger Portsmouth urban area.





Arial Photographs - Not to Scale

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SECTION 2.0: ASSESSMENT

2.2: CONTEXT

The housing estate of which the site is part appears to retain, almost without exception, the original structure and layout of original development. The site, currently a public house, is part of a small collection of service buildings – neighbouring the pub to the south west is a terrace of shops with flats overhead.

The public house and service buildings are articulated in a manner to contrast with the surrounding residential buildings. Most obviously they are of greater footprint and height but they also contrast with their surroundings in architectural appearance. The proposals seek to act as a buffer between the change in height and mass of the recently approved bungalows at the corner of Eglantine Walk (planning approval APP/10/00158) and the mixed use, two-storey service buildings to the south of the site on Hazleton Way. With this in mind, it is proposed that the plot sizes, respond to its immediate neighbour, whilst fragmenting the urban grain into individual detached units. Furthermore the proposal reduces in height so that the final unit, plot 3, minimises the impact of the proposed development onto the recently approved bungalows at the corner of Eglantine Walk. In order to attain more modern development densities and efficiency of land use we have proposed chalet style bungalows and houses with some living accommodation at first floor level but with low eaves and ridge heights to correlate with surrounding residential development.

The housing of the vicinity are further characterised by the following;

- L shaped plan forms
- Off street curtilage parking in front
- Low pitched roofs
- Detached homes with private front and rear gardens
- Use of timber, buff brickwork, render, PVC cladding, random coursed stonework and concrete tiles

The proposed development has sought to incorporate and re interpret those characteristics and materials above that were deemed to be; attractive, worthy of replication, appropriate in a modern context and practical.

Two Storey service buildings on Hazleton Way





Example of Bungalows with roof conversions on Hazleton Way





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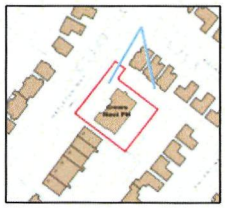
SECTION 2.0: ASSESSMENT

2.2: CONTEXT - CONTINUED

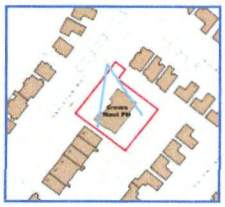


Corner view of the site from the junction of Eglantine Walk and Hazleton Way





View of the site with mixed use, two-storey buildings beyond



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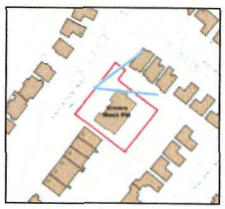
SECTION 2.0: ASSESSMENT

2.2: CONTEXT - CONTINUED

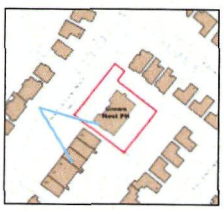


View towards the site from Hazleton Way





View towards the two-storey mixed use building to the south



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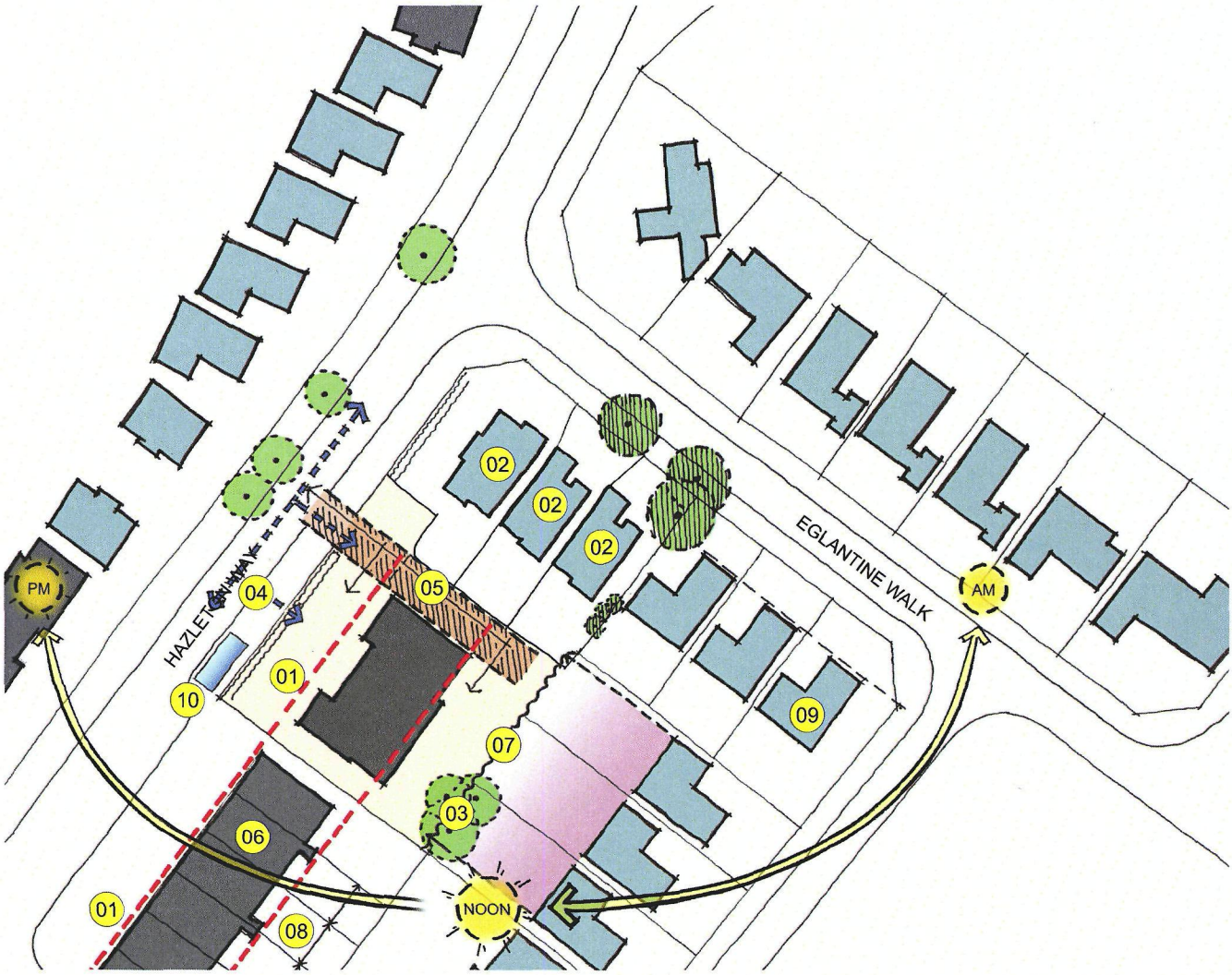
SECTION 2.0: ASSESSMENT

2.3: SITE APPRAISAL



01 - Strong building lines along Hazleton Way
02 - Approved application APP 10/00158
03 - Existing Trees at rear of site
04 - Access points possible along site edge set back from corner junction
05 - Existing vehicular access access to rear of public house
06 - 2 Storey mixed-use building to south of site
07 - 21m overlooking distance to rear of properties on Eglantine Close
08 - Opportunity to maintain rhythm of plot width along Hazleton Way
09 - Surrounding houses typically 'L' shaped in plan
10 - Existing Bus Stop

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Apx. Extent of development boundary
Bungalows
2 Storey Building

SECTION 2.0: ASSESSMENT

2.4: BRIEF

The brief was developed in conjunction with the client to best utilise the land under their control in a manner that was deemed appropriate to the site and it's context. In consideration of all the assessment points covered above, a development of 3 new detached chalet style units was proposed.

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SECTION 3.0: EVALUATION

3.1: DESIGN CONCEPT

The concept is to incorporate 2 no. 3 bedroom houses along Hazleton Way with a larger, 4-bedroom house linking the terrace of shops with the surrounding architecture. Each property will have curtilage parking, accessed from Hazleton Way and private gardens to the rear

As shown below, the concept develops many of the opportunities recognised in the site appraisal whilst working within the existing constraints.



Proposed Design Concept - Not to Scale

01 - Existing building lines to both streets maintained
02 - Street access to new dwellings from Hazleton Way located away from existing bus stop
03 - Existing Trees at rear of site retained
04 - Private rear gardens with access to driveway
05 - New dwellings with plot widths appropriate to adjacent properties
06 - 2 storey mixed-use terrace block
07 - Existing bus stop
08 - Space between dwellings to minimise dominance of parking on the frontage

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SECTION 3.0: EVALUATION

3.2: PLANNING POLICY

3.2.1: PRINCIPLE OF DEVELOPMENT

This site is currently occupied by a public house, the loss of which is subject to consideration under Local Plan Policy CS1 – Community Buildings. This policy advises that the "loss of community buildings will only be allowed in areas where there is adequate provision in other accessible buildings".
The supporting text to that policy confirms that public houses are included within the definition of community buildings along with village halls, churches and other community/leisure buildings. There is no supporting text to explain how individual proposals should be assessed against the policy.
The wording of draft Core Strategy Policy DM2 is also a material consideration in assessing this application. This allows for the loss of community facilities where an active marketing process demonstrates it is no longer viable and is no longer required.
A planning application was submitted in May 2010 and was granted in granted August 2010 for the erection of three dwellings on the car park land to the side of the pub building (ref: APP/10/00158), with a reduced level of car parking to be retained to serve the pub. This was accepted by the Council following demonstration that the level and type of trade the pub was attracting did not require the additional car parking provision.
Since that time the pub has continued to trade poorly. The current tenants benefit from paying a very low rent but are still unable to generate sufficient profit to sustain the business in the long term.
A further planning application (ref: APP/10/00647) was submitted in September 2010 for four dwellings on the site of the existing public house. This was refused in December 2011 and is the subject of an appeal. One of the reasons for refusal was that the Council felt that it had not been satisfactorily demonstrated that the building is no longer capable of serving local needs as a community use.
The reasons why the business is failing and cannot succeed on this site are as follows:

· The existing tenants are only in place in a caretaking capacity to cover some of the costs of the premises and deter vandals;

· The pub does not serve any food, as there has not been sufficient take up of it in the past. Its main income is from drinks, which is insufficient to cover overheads and a commercial rent.

· Given its location in a primarily residential area away from a Town or District Centre, it has a geographically limited customer base and will not attract people from further afield on a regular basis.

· The level of custom to the premises is limited, even at what should be peak times.

· There are a number of other pubs, community facilities and other shops and services within easy walking distance of the site, which satisfies Local Plan Policy CS1 and serve as competition for the appeal site. It is noted that this in itself was not accepted by the Council in relation to the previous application.

· Therefore, following the purchase of the site in early 2010, the applicant has continued to market the property to a wide range of potential interest groups as a going concern or a redevelopment site. Marketing commenced in February 2010 and continues today with no meaningful or proceedable interest being expressed.

· Interest in the whole property was expressed by the Freemasons. They were looking to convert and extend the existing building for use as a meeting hall. They sought pre-application advice from the Council's planning department and were told in a letter dated 8 July 2010 (ref: GEN/10/00262) that there were a number of flaws with their proposal.

· In particular, they were told that this was not suitable location for their proposed use as the site is outside a Town or Local Centre and that the size of building they required was not acceptable. As a result, they withdrew their interest in the site. This response from the Council contradicts their supposed position that they wish to see a community use retained on the site.

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SECTION 3.0: EVALUATION

· Around 30 letters were sent to the Council to object to the previous application. Some are duplicated by several members of the same household. This number is representative of the total customer base of the pub.

· In an attempt to exhaust all options for the pub, the owner wrote to all of the objectors in November 2010 and invited them to join together to make an offer to buy the property. However, no response has been received.

· In addition, the existing tenants were offered the opportunity to purchase the site or agree a longer term lease at a commercial rent. They have responded to confirm that they have no interest in buying the Freehold and that they would be unable to agree to a higher rent, as it would be unviable on the pub's current turnover.
To demonstrate the extent of and response to the marketing that is being undertaken, a report prepared by Holloway, Illiffe and Mitchell accompanies this application. This satisfies all of the criteria set out in the draft Core Strategy under Policy DM2.
Following a full 12 month period of marketing, it is clear that there has been no proceedable interest from any party seeking to operate the premises as a public house or any other form of community facility. The interest that there has been has either been for uses inappropriate for the site or from other parties seeking to redevelop the site for residential development.

Policy UA1 of the Local Plan advises that development should be concentrated within the urban areas, including Waterlooville. The redevelopment of this previous developed site satisfies the requirements of this policy.
Taking the above factors into account, the loss of the public house and the redevelopment of the site for housing is fully in accordance with the policies of the Local Plan and the emerging policies of the Local Development Framework and should be found to be acceptable.

3.2.2: MIX, DESIGN, LAYOUT AND AMENITY

The proposed layout results in the provision of two x 3 bed houses and one x 4 bed house. This mix, combined with the three x 3 and 4 bed houses already approved on the adjacent land, satisfies the need for a range of size dwellings required by Policy H6.

On a site of 0.113 ha, this equates to a density of 26.5 dw/ha. When the adjoining land with permission for three dwellings is included in the calculation, on a combined site of 0.212 ha, the six units result in a density of 28.3 dw/ha.

It is noted that Policy H5 encourages developments of at least 30 dw/ha. However, this has been superseded to some extent by the changes to PPS3, which remove the requirement for a minimum density and encourage each proposal to be considered on its own merits in the context of its surroundings.

Notwithstanding the arguments in the ongoing appeal that the previous four house scheme was considered to be entirely appropriate for the site, the three dwelling scheme now proposed does not conflict with the objectives of Policy H5 and PPS3.

The site is significantly below the 0.5ha threshold for affordable housing set out in Policy H8. The development is, accordingly, proposed as wholly private.

Policy D1 of the Local Plan sets out a number of criteria for new development to meet to ensure it is of a high quality. This policy was quoted in the reasons for refusal of the previous four unit scheme.

It is assumed from the reason for refusal that it is criterion (i) that the Council considered the previous proposal did not satisfy. This states that development should "create an attractive environment that has its own distinctive identity but which respects and enhances local character".

However, this needs to be balanced with criterion (ii) of that policy, which requires developments to ensure the efficient use of land.

The development has been designed to ensure any impact on the privacy of existing and future residents is acceptable. The new dwellings are all provided with private car parking and rear gardens with adequate separation distances to the sides and rear.

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SECTION 3.0: EVALUATION

The street scene elevation demonstrates how the proposal has been designed to provide an appropriate transition between the adjacent two storey terrace of shops with flats above and the recently approved chalet style bungalows to the other side.

By reducing the scheme by one unit it has been possible to increase the spacing between the dwellings, which was a concern previously raised by the Council. The new layout also locates the car parking areas in the spaces between the dwellings. This has reduced the level of hardstanding on the frontage of the site, which was also mentioned as a concern in relation to the previous scheme.

The boundary treatments for the scheme have been revisited and the use of low hedges and increased soft landscaping addresses other comments made by the Council's urban design officer. On the boundary with the shops a solid brick wall is proposed, reducing in height to allow visibility and surveillance in front of the building line.

When compared with the extent of hardstanding on the site at present and the absence of any meaningful soft landscaping, the current proposals should be found to be a welcome addition to the street scene.

The design, layout and amenity considerations of the scheme fully accord with the criteria of Policy D1 and respond to the Council's previous reasons for refusal. They should, therefore, be found to be entirely acceptable.

3.2.3: PARKING AND HIGHWAYS

In accordance with Local Plan Policy T9 and the Residential Parking and Cycle Provision SPD March 2010 the proposed dwellings are served by two parking spaces each on driveways to the front of the houses and will be provided with secure enclosed storage for cycles. This will be accommodated whilst also allowing for suitable soft landscaping to the front of the properties.

The alignment of the vehicular crossovers to serve the dwellings is affected by the location of a bus stop to the front of the site. The driveways have been skewed slightly to ensure that access and egress can be safely achieved without any conflict with buses waiting at the stop. This has been done without compromising the design of the scheme or the operation of the parking spaces.

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SECTION 4.0: DESIGN

4.1: LAYOUT



Proposed Site Plan - Not to Scale

4.2: AMOUNT

The proposals will provide three new family homes (2 x 3 Bed home & 1 x 4 Bed home) with a gross internal floor area of 403 sqm. The three bedroom properties each have an average gross internal floor area of 120 sqm (exclusive of external balconies), two bathrooms and off street driveway parking and the four bedroom property has an gross internal area of 152sqm.

Each house has at least 90 sqm of private external space to the rear with additional soft landscaped external space at the front of the property. All of these figures are well above typical national housebuilder standards and would provide a level of spacious accommodation for local families not always available with new homes.

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SECTION 4.0: DESIGN

4.3: SCALE

In line with the evaluation and assessment above, the proposals seek to provide both an economically viable density and mitigate between the bungalows of Eglantine Walk and the larger service buildings in the immediate vicinity of Hazleton Way. This is accomplished by using a Chalet Bungalow/House typology with an increase in scale and mass towards the larger 2 storey mixed use building.

4.4: LANDSCAPE

The proposals allow for additional soft landscaping to be incorporated into both the frontage of the Public House and the frontage to the new housing. What is more, new driveways will be constructed in permeable paving bringing about a net reduction in the impermeable surfacing on the site and reducing the load on local storm sewers.

All existing trees within and around the site will be protected and retained in accordance with the guidance of CBA Trees, the Arboriculturalists who have been appointed to advise on this development.

4.5: APPEARANCE

With reference to items 2.2 and 3.2.4 above the proposals seek to present a modern set of 21st century homes that respond to their context in terms of massing, scale, rhythm and materiality whilst maintaining a character that is faithful to the era in which they were conceived.

4.6: ACCESS, COLLECTIONS AND DELIVERY

Two new vehicular access points to the new houses are proposed off Hazleton Way which are arranged to provide sufficient distance from existing junctions. The vehicular crossovers across the public footpath have been located to ensure that access and egress can be safely achieved without any conflict with buses waiting at the stop.

The flat site enables the design to incorporate the requirements of Approved Document M simply and access to all new houses will be possible for all.

Refuse collections are currently provided from the street and will be collected from the front of each property. Each property has side access to the rear garden where mobile refuse containers (including recyclable waste) can be stored safely and out of sight.

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SECTION 5.0: APPENDIX

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